



## Glenveagh

Hilltown, Newry, BT34 5US

**£190,000**

This 3 bedroom detached property situated in one of Glenveagh's corner sites. The property is located in one of Hilltown's sought after areas being close to all local amenities.

The property has been recently decorated throughout having new stair & landing carpet and all three bedrooms having new carpet thus leaving the property ready for immediate occupation.

The property is not overlooked & has views of mountains and countryside., it also benefits from a large paved driveway with ample parking.

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- Entrance Hall

16'6" x 7'6 (at widest point) (5.03m" x 2.29m (at widest point))
- Living room

15'10" x 11'7" (4.83m" x 3.53m")
- Bed (1) located downstairs

10'0" x 9'11" (3.05m" x 3.02m")
- Kitchen/dining

18'10" x 11'1" (5.74m" x 3.38m")
- Utility room

8'9" x 6'3" (2.67m" x 1.91m")
- Bathroom

9'0" x 6'9" (2.74m" x 2.06m")
- Hotpress located on the first floor.
- Bedroom 2

19'2" x 11'7" (5.84m" x 3.53m")
- Bedroom 3

14'1" x 13'2" (4.29m" x 4.01m")
- Shower Room

8'6" x 5'5" (2.59m" x 1.65m")



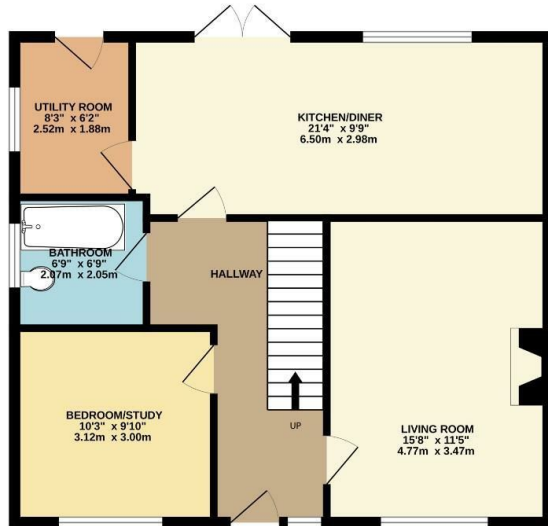
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



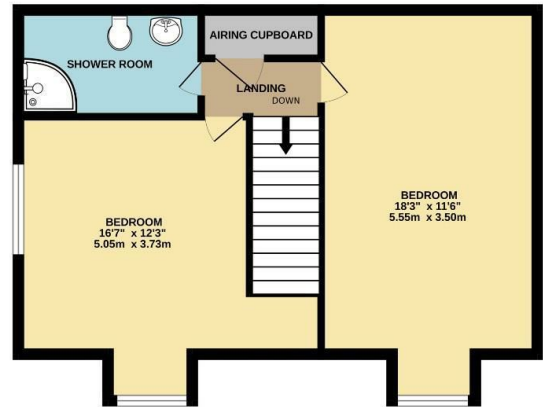


## Floor Plan

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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